103.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,308,800 / 1,308,800
					USE VALUE:	1,308,800 / 1,308,800
					ASSESSED:	1,308,800 / 1,308,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAHONEY TIMOTHY/MAURA
Owner 2:	
Owner 3:	
Street 1:	38 WINDMILL LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LARIN ANNELIESE & JOHN -
Owner 2:	-
Street 1:	38 WINDMILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,790 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1953, having primarily Vinyl Exterior and 3273 Square Feet, with 1 Unit, 1 Bath, 3 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13790.000	719,900	5,300	583,600	1,308,800
Total Card	0.317	719,900	5,300	583,600	1,308,800
Total Parcel	0.317	719,900	5,300	583,600	1,308,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.93 | /Parcel: 399.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	66332
GIS Ref	
GIS Ref	
Insp Date	05/01/14

!8210!

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	719,600	5300	13,790.	583,600	1,308,500	1,308,500	Year End Roll	12/18/2019
2019	101	FV	531,400	5500	13,790.	583,600	1,120,500	1,120,500	Year End Roll	1/3/2019
2018	101	FV	531,400	5500	13,790.	500,200	1,037,100	1,037,100	Year End Roll	12/20/2017
2017	101	FV	531,400	5500	13,790.	466,900	1,003,800	1,003,800	Year End Roll	1/3/2017
2016	101	FV	531,400	5500	13,790.	400,200	937,100	937,100	Year End	1/4/2016
2015	101	FV	504,200	5700	13,790.	358,500	868,400	868,400	Year End Roll	12/11/2014
2014	101	FV	502,800	5700	13,790.	331,800	840,300	840,300	Year End Roll	12/16/2013
2013	101	FV	502,800	5700	13,790.	316,400	824,900	824,900		12/13/2012

PRINT

Date	Time
12/10/20	22:47:19

LAST REV

Date	Time
05/01/14	16:26:31
philc	
8210	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LARIN ANNELIESE	42731-327		11/10/2004		780,000	No	No		
INGALLS DOLORES	28188-386		2/17/1998	Family	99	No	No		A

USER DEFINED

Prior Id # 1:	66332
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2013	1041	Redo Bat	14,500	C				
5/25/2010	477	Redo Bat	9,800					MASTER BATH
5/15/2009	351	New Wind	6,376					
3/11/2008	233	New Wind	6,500			G9	GR FY09	
6/7/1999	336	Addition	40,000					ADD BATH/BEDROOM

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2014	Measured	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
6/1/2009	Measured	189	PATRIOT
9/23/2005	MLS	BR	B Rossignol
10/22/1999	Meas/Inspect	263	PATRIOT
7/26/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13790		Sq. Ft.	Site		0	70.	0.60	4									583,591						583,600	

Total AC/HA: 0.31657 | Total SF/SM: 13790 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 583,591 | Spl Credit | Total: 583,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.01880920
Const Adj.:	1.01809514
Adj $ / SQ:	140.028
Other Features:	155750
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	754572
Depreciation:	34710
Depreciated Total:	719861

COMMENTS

BK:23192 PG:315 643-6406 PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

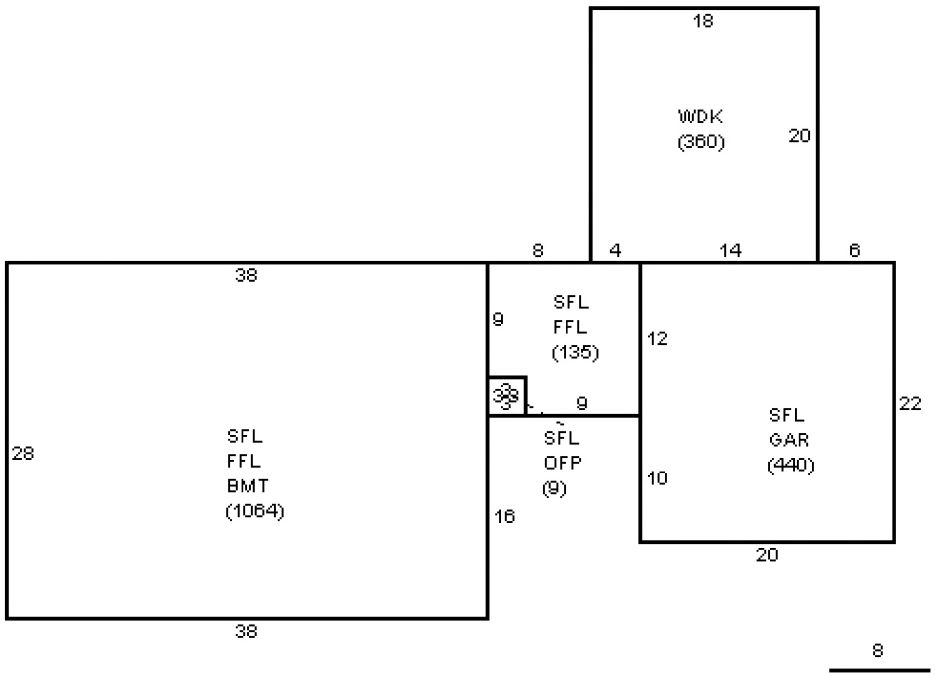
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.43
Special Features:	0	Val/Su Net:	152.52
Final Total:	719900	Val/Su SzAd	252.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,648	140.030	230,766
FFL	First Floor	1,199	140.030	167,894
BMT	Basement	1,064	52.930	56,318
GAR	Garage	440	21.060	9,265
WDK	Deck	360	8.940	3,217
OFP	Open Porch	9	44.800	403

Net Sketched Area:	4,720			Total:	467,863
Size Ad	2847	Gross Are	4720	FinArea	3273

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 103.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	2	6X8	A	AV	1980	0.00	T	31.2	101						
11	Pool-Vinyl	D	Y	1	14X28	A	AV	1980	19.49	T	31.2	101			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300